131.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	944,400 /	944,400
					USE VALUE:	944,400 /	944,400
					ASSESSED:	944,400 /	944,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUAN JAMES B T/DOROTHY E
Owner 2:	
Owner 3:	
Street 1:	41 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUAN JAMES BING TOY--ETAL -
Owner 2:	ENG DOROTHY/TRS/J&D RLTY TR -
Street 1:	41 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Wood Shingle Exterior and 2274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6047.000	397,200	5,900	541,300	944,400
Total Card	0.139	397,200	5,900	541,300	944,400
Total Parcel	0.139	397,200	5,900	541,300	944,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.30 /Parcel: 415.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84287
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,200	5900	6,047.	541,300	944,400		Year end	12/23/2021
2021	101	FV	385,600	5900	6,047.	541,300	932,800		Year End Roll	12/10/2020
2020	101	FV	385,700	5900	6,047.	541,300	932,900	932,900	Year End Roll	12/18/2019
2019	101	FV	295,300	5900	6,047.	571,300	872,500	872,500	Year End Roll	1/3/2019
2018	101	FV	295,300	5900	6,047.	421,000	722,200	722,200	Year End Roll	12/20/2017
2017	101	FV	295,300	5900	6,047.	402,900	704,100	704,100	Year End Roll	1/3/2017
2016	101	FV	295,300	5900	6,047.	372,900	674,100	674,100	Year End	1/4/2016
2015	101	FV	288,800	5900	6,047.	312,700	607,400	607,400	Year End Roll	12/11/2014

!10237!

PRINT

Date	Time
12/30/21	10:20:56

LAST REV

Date	Time
05/15/19	09:36:57
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10237

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUAN JAMES BING	49254-22		4/6/2007	Family	100	No	No		
QUAN JAMES B T/	25573-524		8/16/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	84287
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2012	1555	Re-Roof	3,200	C				
9/11/1992	431		10,000					10X20 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2019	I & E Return	JO	Jenny O
5/8/2018	MEAS&NOTICE	CC	Chris C
4/21/2018	MEAS&NOTICE	KB	Kevin B
4/12/2013	Info Fm Prmt	MM	Mary M
11/25/2008	Meas/Inspect	355	PATRIOT
11/4/1999	Meas/Inspect	243	PATRIOT
7/29/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6047		Sq. Ft.	Site		0	90.	0.99	10									541,269						541,300	

Total AC/HA:	0.13882	Total SF/SM:	6047	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	541,269	Spl Credit		Total:	541,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21270084
Const Adj.:	0.98000002
Adj $ / SQ:	166.383
Other Features:	79298
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539675
Depreciation:	142474
Depreciated Total:	397201

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

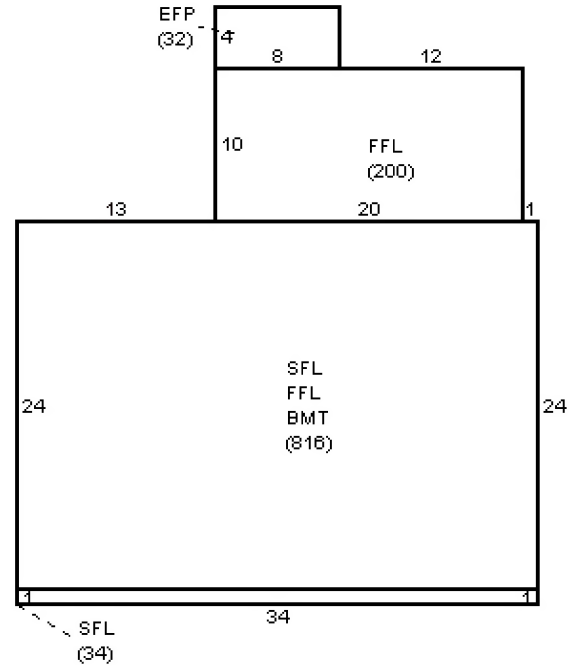
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	201.32
Special Features:	0	Val/Su Net:	146.35
Final Total:	397200	Val/Su SzAd	212.86

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,016	166.380	169,045
SFL	Second Floor	850	166.380	141,425
BMT	Basement	816	66.140	53,968
EFP	Enclos Porch	32	71.150	2,277

Net Sketched Area:	2,714	Total:	366,715
Size Ad	1866	Gross Area	2714	FinArea	2274
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	AV	1950	27.43	T	40	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900

IMAGE

AssessPro Patriot Properties, Inc